

IN RE: PETITION FOR VARIANCE
S/S 7th Street, 57.5' SE of
Hinton Avenue
15th Election District
7th Councilmanic District
2802 7th Street
John & Adrian Goodman
Petitioners

* BEFORE THE
* DEPUTY ZONING COMMISSIONER
* OF BALTIMORE COUNTY
* CASE NO. 99-367-A

*

* * * * *

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before this Deputy Zoning Commissioner as a petition for variance filed by the legal owners of the subject property, John and Adrian Goodman, for property they own at 2802 7th Street. The subject property is zoned D.R.5.5. The Petitioners' request is to allow a dwelling to be constructed on a lot with a width of 50 ft. in lieu of the required minimum lot width of 55 ft. and to approve an undersized lot per Section 304 of the Baltimore County Zoning Regulations. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioners' Exhibit 1.

Appearing at the hearing on behalf of the request were John and Adrian Goodman. Clyde Hinkle of Bafitis & Associates, Inc. also appeared on behalf of Petitioners. There were no other persons in attendance.

Testimony and evidence indicated that the property, which is the subject of this variance request, consists of 0.172 acres, more or less, and is zoned D.R.5.5. The subject property is located on 7th Street in the Millers Island area of Baltimore County. The Petitioners are proposing to construct a two-story, single family dwelling on the subject property within which they intend to reside. The subject property is unimproved at this time and a variance is necessary to construct the proposed dwelling on the property.

After due consideration of the testimony and evidence presented, in the opinion of this Deputy Zoning Commissioner, the relief requested sufficiently complies with the requirements of Section

OPPOSED TO ZONING
Date 6/14/99
By J. P. Jameson

307.1, 307.2 and 500.14 of the Baltimore County Zoning Regulations (B.C.Z.R.) and should, therefore, be granted. There is no evidence in the record that the subject variance would adversely affect the health, safety, and/or general welfare of the public. Furthermore, strict compliance with the B.C.Z.R. would result in practical difficulty and/or unreasonable hardship upon the Petitioners.

The facts and evidence presented tend to establish that special conditions or circumstances exist which are peculiar to the land or structures located within the Chesapeake Bay Critical Areas of Baltimore County; that to deny the relief requested would result in practical difficulty, unreasonable hardship, or severe economic hardship upon the Petitioners; and that strict compliance with the Chesapeake Bay Critical Area requirements and the B.C.Z.R. would deprive the Petitioners of rights commonly enjoyed by other properties in similar areas within the Chesapeake Bay Critical Areas in Baltimore County. The granting of the relief requested will not confer upon the Petitioners any special privilege that would be denied by the critical area regulations to other lands or structures within the Chesapeake Bay Critical Areas. The relief requested is in harmony with the general spirit and intent of the Critical Areas legislation for Baltimore County and conforms to the requirements as set forth in Section 500.14 of the B.C.Z.R.

In accordance with Section 500.14 of the B.C.Z.R., the Director of the Department of Environmental Protection and Resource Management has submitted recommendations (attached herewith) which describe what steps the Petitioners must take to insure that the relief requested complies with the following Chesapeake Bay Critical Areas requirements to:

- 1) Minimize adverse impacts on water quality that result from pollutants that are discharged from structures or conveyances or that have run off from surrounding lands;
- 2) Conserve fish, wildlife, and plant habitat; and

CRITICAL AREAS ZONING
Date 6/14/99
By J. J. J. J.

- 3) Be consistent with established land use policies for development in the Chesapeake Bay Critical Area which accommodate growth and also address the fact that, even if pollution is controlled, the number, movement, and activities of persons in that area can create adverse environmental impacts.

These recommendations shall be attached hereto and become a permanent part of the decision rendered in this case. There is no evidence in the record that the relief requested would adversely affect the health, safety, and/or general welfare of the public provided there is compliance with the requirements of the Department of Environmental Protection and Resource Management as more fully described below.

The Petitioners have submitted the elevation drawings of their house to be constructed on the property to the Planning Office who recommended approval of this request.

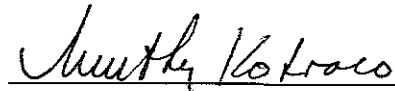
Pursuant to the advertisement and posting of the property, and after considering the testimony and evidence offered by the Petitioners, I find that the Petitioners' variance request should be granted.

THEREFORE, IT IS ORDERED this 14th day of June, 1999, by this Deputy Zoning Commissioner, that the Petitioners' request for variance to allow a dwelling to be constructed on a lot with a width of 50 ft. in lieu of the required minimum lot width of 55 ft. and to approve an undersized lot per Section 304 of the Baltimore County Zoning, be and is hereby GRANTED, subject, however, to the following restrictions which are conditions precedent to the relief granted herein:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30 day appellate process from this Order has expired. If, for whatever reason, this Order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Compliance with the Zoning Advisory Committee (ZAC) comments submitted by DEPRM dated April 14, 1999, copies of which are attached hereto and made a part hereof.

DATE 6/14/99
BY J. J. J. J.

- 3) When applying for a building permit, the site plan filed must reference this case and set forth and address the restrictions of this Order.



TIMOTHY M. KOTROCO
DEPUTY ZONING COMMISSIONER
FOR BALTIMORE COUNTY

TMK:raj

ORDER RECEIVED FOR FILING

Date

6/14/99

By





Baltimore County
Zoning Commissioner

Suite 405, County Courts Bldg.
401 Bosley Avenue
Towson, Maryland 21204
410-887-4386
Fax: 410-887-3468

June 14, 1999

Mr. & Mrs. John Goodman
3104 Royston Avenue
Baltimore, Maryland 21214

Re: Petition for Variance
Case No. 99-367-A
Property: 2802 7th Street

Dear Mr. & Mrs. Goodman:

Enclosed please find the decision rendered in the above captioned case. The Petition for Variance has been granted in accordance with the enclosed Order.

In the event the decision rendered is unfavorable to any party, please be advised that any party may file an appeal within thirty (30) days from the date of the Order to the County Board of Appeals. If you require additional information concerning filing an appeal, please feel free to contact our appeals clerk at 410-887-3391.

Very truly yours,

A handwritten signature in cursive script, reading "Timothy M. Kotroco".

Timothy M. Kotroco
Deputy Zoning Commissioner

TMK:raj
Enclosure

c: Chesapeake Bay Critical Area Commission
DEPRM

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 2802 7TH STREET

which is presently zoned DR 5.5

This Petition shall be filed with the Department of Permits and Development Management. The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1B02.3.C.1.

TO PERMIT A DWELLING TO BE CONSTRUCTED ON A LOT WITH A WIDTH OF 50' IN LIEU OF THE REQUIRED MINIMUM LOT WIDTH OF 55' IN A DR 5.5 ZONE AND TO APPROVE AN UNDER SIZE LOT PER SECTION 304 B.C.Z.R.

of the Zoning Regulations of Baltimore County, to the zoning law of Baltimore County, for the following reasons: (indicate hardship or practical difficulty)

EXISTING LOT ON PLAT OF SWAN POINT (7/162) RECORDED (9/10/24), ADJACENT LAND IS NOT AVAILABLE TO INCREASE LOT WIDTH.

Property is to be posted and advertised as prescribed by the zoning regulations.

I, or we, agree to pay expenses of above Variance, advertising, posting, etc. and further agree to and are to be bounded by the zoning regulations and restrictions of Baltimore County adopted pursuant to the zoning law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

N/A

Name - Type or Print

Signature

Address

Telephone No.

City

State

Zip Code

Attorney For Petitioner:

N/A

Name - Type or Print

Signature

Company

Address

Telephone No.

City

State

Zip Code

Legal Owner(s):

JOHN GOODMAN

Name - Type or Print

Signature

ADRIAN GOODMAN

Name - Type or Print

Signature

3104 ROYSTON AVENUE

(410) 254-1443

Address

Telephone No.

BALTIMORE

MD

21214

City

State

Zip Code

Representative to be Contacted:

BAFFITTS & ASSOCIATES, INC.

C.F. HINKLE

Name

1249 ENGLEBERTH ROAD, BALTO. MD

(410) 391-2336

Address

Telephone No.

BALTIMORE

MARYLAND

21221

City

State

Zip Code

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING _____

UNAVAILABLE FOR HEARING _____

Reviewed By _____ Date _____

Case No. 99-367-A



Bafitis & Associates, Inc.


367

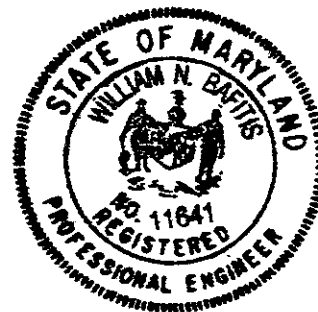
ZONING DESCRIPTION
FOR
2802 7TH STREET
15TH ELECTION DISTRICT
BALTIMORE COUNTY, MARYLAND

BEGINNING for the same at a point on the South side of 7th Street, 30' wide, said point being 57.50' Southeasterly from the centerline of Hinton Avenue, 15' wide.

1. THENCE running along 7th Street, South $45^{\circ}-58'-00''$ East, 50.00 feet to a point;
2. THENCE leaving said road the three following courses and distances;
South $44^{\circ}-02'-00''$ West, 150.00 feet to a point;
3. North $45^{\circ}-58'-00''$ West, 50.00 feet to a point;
4. North $44^{\circ}-02'-00''$ East, 150.00 feet to the point of beginning.

CONTAINING 7,500 Square Feet or 0.172 Acres more or less.


William N. Bafitis, P.E. Md. Reg. No. 11641



Seal

99-367-A

CERTIFICATE OF PUBLICATION

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing in Towson, Maryland on the property identified herein as follows:

Case: #99-367-A
2802 7th Street
S/S 7th Street, 57.5' SE of
Hinton Avenue
15th Election District
7th Councilmanic District

Legal Owner(s):

Adrian Goodman &
John Goodman

Variance: to permit a dwelling to be constructed on a lot with a width of 50 feet in lieu of the required minimum lot width of 55 feet and to approve an undersized lot.

Hearing: Tuesday, May 11, 1999 at 11:00 a.m. in Room 106, County Office Bldg., 111 West Chesapeake Ave.

LAWRENCE E. SCHMIDT
Zoning Commissioner for
Baltimore County

NOTES: (1) Hearings are Handicapped Accessible; for special accommodations Please Contact the Zoning Commissioner's Office at (410) 887-4386.

(2) For information concerning the File and/or Hearing, Contact the Zoning Review Office at (410) 887-3391.

4/408 April 22 C306390

TOWSON, MD., 4/22/, 1999

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 4/22/, 1999.

THE JEFFERSONIAN,

S. Wilkinson

1000 1000 1000

BALTIMORE COUNTY, MARYLA
OFFICE OF BUDGET & FINANCE
MISCELLANEOUS RECEIPT

JLL 367

No. 065411

DATE 3/22/99 ACCOUNT R0016150

AMOUNT \$ 100.00

RECEIVED FROM: BAEITIS ASSOC.

FOR: RV WITH UNDERLINED LOT

DISTRIBUTION

WHITE - CASHIER

PINK - AGENCY

YELLOW - CUSTOMER

PAID RECEIPT

PROCESS ACTUAL TIME
3/22/1999 3/22/1999 11:43:15
REC MS05 CASHIER LSN1 LXS DRAWER 5
5 MISCELLANEOUS CASH RECEIPT
Receipt # 101464
CR NO. 065411

100.00 CHECK
Baltimore County, Maryland

99.367-A

CASHIER'S VALIDATION

CERTIFICATE OF POSTING

RE: CASE # 99-367-A
PETITIONER/DEVELOPER:
{John Goodman}
DATE OF Hearing
{May 11, 1999}

Baltimore County Department of
Permits and Development Management
County Office Building, Room 111
111 West Chesapeake Ave.
Towson, Maryland 21204

ATTENTION : MS. GWENDOLYN STEPHENS

LADIES AND GENTLEMEN:

This letter is to certify under the penalties of perjury that the necessary
sign(s) required by law were posted conspicuously on the property located at
2802 7th Street Baltimore, Maryland 21219_____

The sign(s) were posted on _____ 4-23-99 _____
[Month, Day, Year]

Sincerely,

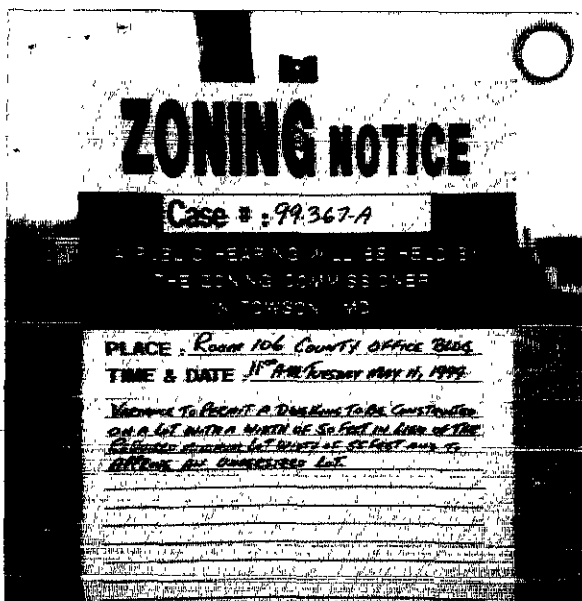

[Signature of Sign Poster & Date]

_____ Thomas P. Ogle, Sr. _____

_____ 325 Nicholson Road _____

_____ Baltimore, Maryland 21221 _____

_____ [410]-687-8405 _____
[Telephone Number]



DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT
ZONING REVIEW

ADVERTISING REQUIREMENTS AND PROCEDURES FOR ZONING HEARINGS

The Baltimore County Zoning Regulations (BCZR) require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property (responsibility of the petitioner) and placement of a notice in a newspaper of general circulation in the County, both at least fifteen (15) days before the hearing.

Zoning Review will ensure that the legal requirements for advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements. The newspaper will bill the person listed below for the advertising. This advertising is due upon receipt and should be remitted directly to the newspaper.

OPINIONS MAY NOT BE ISSUED UNTIL ALL ADVERTISING COSTS ARE PAID.

For Newspaper Advertising:

Item Number or Case Number: 99-367-A

Petitioner: JOHN & ADRIAN GOODMAN

Address or Location: 2802 7TH STREET

PLEASE FORWARD ADVERTISING BILL TO:

Name: JOHN & ADRIAN GOODMAN

Address: 3104 ROYSTON AVENUE

BALTIMORE, MARYLAND 21214

Telephone Number: 410-254-1443

Revised 2/20/98 - SCJ

UNDERSIZED PACK
TO OPCC 3/22
ALSO COPY TO COUNCIL S.

Request for Zoning: Variance, Special Exception, or Special ~~Use~~

Date to be Posted: Anytime before but no later than _____

Format for Sign Printing, Black Letters on White Background:

ZONING NOTICE

Case No.: 99-367-A

A PUBLIC HEARING WILL BE HELD BY
THE ZONING COMMISSIONER
IN TOWSON, MD

PLACE: _____

DATE AND TIME: _____

REQUEST: A VARIANCE
TO PERMIT A DWELLING TO BE CONSTRUCTED ON A LOT WITH
A 50 FT. IN LIEU OF THE REQUIRED 55 FT. WIDTH AND
TO APPROVE AN UNDERSIZED LOT.

POSTPONEMENTS DUE TO WEATHER OR OTHER CONDITIONS ARE SOMETIMES NECESSARY.
TO CONFIRM HEARING CALL 887-3391.

DO NOT REMOVE THIS SIGN AND POST UNTIL DAY OF HEARING UNDER PENALTY OF LAW

HANDICAPPED ACCESSIBLE

TO: PATUXENT PUBLISHING COMPANY
April 22, 1999 Issue – Jeffersonian

Please forward billing to:

John & Adrian Goodman
3104 Royston Avenue
Baltimore, MD 21214

410-254-1443

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-367-A

2802 7th Street

S/S 7th Street, 57.5' SE of Hinton Avenue

15th Election District – 7th Councilmanic District

Legal Owner: Adrian Goodman & John Goodman

Variance to permit a dwelling to be constructed on a lot with a width of 50 feet in lieu of the required minimum lot width of 55 feet and to approve an undersized lot.

HEARING: Tuesday, May 11, 1999 at 11:00 a.m. in Room 106, County Office
Building, 111 West Chesapeake Avenue



Lawrence E. Schmidt

LAWRENCE E. SCHMIDT
ZONING COMMISSIONER FOR BALTIMORE COUNTY

- NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMODATIONS, PLEASE CONTACT THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.
- (2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

April 6, 1999

NOTICE OF ZONING HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing in Towson, Maryland on the property identified herein as follows:

CASE NUMBER: 99-367-A
2802 7th Street
S/S 7th Street, 57.5' SE of Hinton Avenue
15th Election District – 7th Councilmanic District
Legal Owner: Adrian Goodman & John Goodman

Variance to permit a dwelling to be constructed on a lot with a width of 50 feet in lieu of the required minimum lot width of 55 feet and to approve an undersized lot.

HEARING: Tuesday, May 11, 1999 at 11:00 a.m. in Room 106, County Office Building, 111 West Chesapeake Avenue

A handwritten signature in cursive script, reading "Arnold Jablon" with a small "scj" below it.

Arnold Jablon
Director

c: Adrian & John Goodman
Bafitis & Associates, Inc.

- NOTES: (1) **THE PETITIONER MUST HAVE THE ZONING NOTICE SIGN POSTED BY AN APPROVED POSTER ON THE PROPERTY BY APRIL 26, 1999.**
(2) **HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL THE ZONING COMMISSIONER'S OFFICE AT 410-887-4386.**
(3) **FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THE ZONING REVIEW OFFICE AT 410-887-3391.**

Come visit the County's Website at www.co.ba.md.us



Printed with Soybean Ink
on Recycled Paper



Baltimore County
Department of Permits and
Development Management

Development Processing
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204
pdmlandacq@co.ba.md.us

May 6, 1999

Mr. C. F. Hinkle
Bafitis & Associates, Inc.
1249 Engleberth Road
Baltimore, MD 21221

RE: Case No.: 99-367-A
Petitioner: Goodman
Location: 2802 7th Street

Dear Mr. Hinkle:

The above referenced petition was accepted for processing by the Bureau of Zoning Review, Department of Permits and Development Management (PDM), on March 22, 1999.

The Zoning Advisory Committee (ZAC), which consists of representatives from several Baltimore County approval agencies, has reviewed the plans that were submitted with your petition. All comments submitted thus far from the members of the ZAC are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to ensure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. All comments will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency.

Very truly yours,

A handwritten signature in black ink, reading "W. Carl Richards, Jr." with a stylized flourish at the end.

W. Carl Richards, Jr.
Zoning Supervisor
Zoning Review

WCR:ggs

Enclosures Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits
and Development Management

Date: April 20, 1999

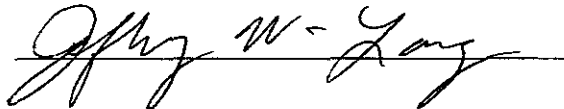
FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: Zoning Advisory Petitions Item No. 367

The Office of Planning recommends conditional approval of the subject undersized lot request (see attached) and any accompanying zoning relief pertaining to the subject property.

If there should be any questions or this office can provide additional information, please contact Jeffrey Long in the Office of Planning at 410-887-3480.

Section Chief:

A handwritten signature in cursive script, appearing to read "Jeffrey W. Long", written over a horizontal line.

AFK/JL



Maryland Department of Transportation
State Highway Administration

Parris N. Glendening
Governor
John D. Porcari
Secretary
Parker F. Williams
Administrator

Date: 4.2.93

Ms. Gwen Stephens
Baltimore County Office of
Permits and Development Management
County Office Building, Room 109
Towson, Maryland 21204

RE: Baltimore County
Item No. 367

JLL

Dear Ms Stephens:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Should you have any questions regarding this matter, please contact Larry Gredlein at 410-545-5606 or by E-mail at (lgredlein@sha.state.md.us).

Very truly yours,

for Michael M. Lenhart, Acting Chief
Engineering Access Permits Division

My telephone number is _____

Maryland Relay Service for Impaired Hearing or Speech
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202



**Baltimore County
Fire Department**

700 East Joppa Road
Towson, Maryland 21286-5500
410-887-4500

April 15, 1999

Arnold Jablon, Director
Zoning Administration and Development Management
Baltimore County Office Building
Towson, MD 21204
MAIL STOP-1105

RE: Property Owner: SEE BELOW

Location: DISTRIBUTION MEETING OF APRIL 5, 1999

Item No.: See Below

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

3. The Fire Marshal's Office has no comments at this time,
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS:

(367) 368, 369, 371, 372, 373, 374, 375, 377, 378, AND 379.

REVIEWER: LT. ROBERT P. SAUERWALD
Fire Marshal Office, PHONE 887-4981, MS-1102F

cc: File

Come visit the County's Website at www.co.ba.md.us



BALTIMORE COUNTY, MARYLAND
DEPARTMENT OF ENVIRONMENTAL PROTECTION & RESOURCE MANAGEMENT

Date: April 14, 1999

TO: Arnold Jablon
FROM: R. Bruce Seeley *RBS/jp*
SUBJECT: Zoning Item #367

Goodman Property - 2802 7th Street

Zoning Advisory Committee Meeting of April 5, 1999

_____ The Department of Environmental Protection and Resource Management has no comments on the above-referenced zoning item.

----- The Department of Environmental Protection and Resource Management requests an extension for the review of the above-referenced zoning item to determine the extent to which environmental regulations apply to the site.

 X The Department of Environmental Protection and Resource Management offers the following comments on the above-referenced zoning item:

----- Development of the property must comply with the Regulations for the Protection of Water Quality, Streams, Wetlands and Floodplains (Sections 14-331 through 14-350 of the Baltimore County Code).

----- Development of this property must comply with the Forest Conservation Regulations (Section 14-401 through 14-422 of the Baltimore County Code).

 X Development of this property must comply with the Chesapeake Bay Critical Area Regulations (Sections 26-436 through 26-461, and other Sections, of the Baltimore County Code).

B A L T I M O R E C O U N T Y, M A R Y L A N D

I N T E R O F F I C E C O R R E S P O N D E N C E

TO: Arnold Jablon, Director
 Department of Permits & Development
 Management

Date: April 12, 1999

FROM:  Robert W. Bowling, Supervisor
 Bureau of Development Plans Review

SUBJECT: Zoning Advisory Committee Meeting
 for April 12, 1999
 Item Nos 367 and 371

 The Bureau of Development Plans Review did not receive plans for
these items.

RWB:HJO:jrb

cc: File

ZONE0412.NOP

5/11

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Department of Permits and
Development Management

DATE: May 10, 1999

FROM: Arnold F. 'Pat' Keller, III, Director
Office of Planning

SUBJECT: 2802 7th Street

INFORMATION:

Item Number: 367

Petitioner: Goodman

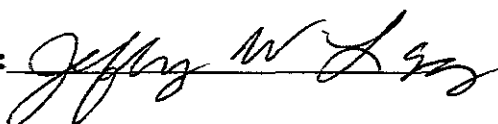
Zoning: DR 5.5

Requested Action: Variance

SUMMARY OF RECOMMENDATIONS:

Staff has reviewed elevation drawings and finds the proposed house to be compatible with other houses in the community. We recommend approval provided that brick facing is installed around the foundation to match other brick elements on that block.

Section Chief:



AFK/JL:

RE: PETITION FOR VARIANCE
2802 7th Street, S/S 7th Street,
57.5' SE of Hinton Ave, 15th Election
District, 7th Councilmanic

Legal Owners: John and Adrian Goodman

Petitioner(s)

* BEFORE THE
* ZONING COMMISSIONER
* FOR
* BALTIMORE COUNTY
* Case Number: 99-367-A

* * * * *

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates of other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman
PETER MAX ZIMMERMAN
People's Counsel for Baltimore County

Carole S. Demilio
CAROLE S. DEMILIO
Deputy People's Counsel
Old Courthouse, Room 47
400 Washington Avenue
Towson, MD 21204
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 15th April day of ~~March~~, 1999, a copy of the foregoing Entry of Appearance was mailed to C.F. Hinkle, Balitis & Associates, Inc., 1249 Engleberth Road, Baltimore, MD 21221, representative for Petitioner(s).

Peter Max Zimmerman
PETER MAX ZIMMERMAN

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

Given File

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

THIS PACK FOR ZONING OTHER PACKAGE TO OPCC 3/22/99

Permit or Case No. 99-367-A

Residential Processing Fee Paid
(\$50.00)

Accepted by JLL
Date 3/22/99

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

JOHN & ADRIAN GOODMAN 3104 ROYSTON AVENUE 410-254-1443
Print Name of Applicant Address Telephone Number
Lot Address 2802 7TH STREET Election District 15 Councilmanic District 7 Square Feet 7,500

Lot Location: N EW/side/corner of 7TH STREET 50 feet from N EW corner of HINTON AVENUE
(street) (street)

Land Owner: JOHN & ADRIAN GOODMAN Tax Account Number 15-02-006806

Address: 3104 ROYSTON AVENUE BALTIMORE, MD 21214 Telephone Number (410) 254-1443

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR 5.5</u>		

TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☐ Approval conditioned on required modifications of the application to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning and Community Conservation

Date: _____

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____
(name of planner) Date (A)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

CERTIFICATE OF POSTING

District: _____

Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FOR

TO: Director, Office of Planning & Community Conservation
Attention: Jeffrey Long
County Courts Building, Room 406
401 Bosley Avenue
Towson, MD 21204

Permit or Case No. 99-367-A

FROM: Arnold Jablon, Director
Department of Permits & Development Management

RE: Undersized Lots

Residential Processing Fee Paid
(\$50.00)

Accepted by JLZ
Date 3/22/99

Pursuant to Section 304.2 (Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning and Community Conservation prior to this office's approval of a dwelling permit.

MINIMUM APPLICANT SUPPLIED INFORMATION:

JOHN & ADRIAN GOODMAN 3104 ROYSTON AVENUE 410-254-1443
Print Name of Applicant Address Telephone Number
Lot Address 2802 7TH STREET Election District 15 Councilmanic District 7 Square Feet 7,500

Lot Location: N EW/side/corner of 7TH STREET 50 feet from N ES W corner of HINTON AVENUE
(street) (street)

Land Owner: JOHN & ADRIAN GOODMAN Tax Account Number 15-02-006806

Address: 3104 ROYSTON AVENUE BALTIMORE, MD 21214 Telephone Number (410) 254-1443

CHECKLIST OF MATERIALS- (to be submitted for design review by the Office of Planning and Community Conservation)

TO BE FILLED IN BY ZONING REVIEW, DEPARTMENT OF PERMITS AND DEVELOPMENT MANAGEMENT ONLY!
PROVIDED?

	YES	NO
1. This Recommendation Form (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
2. Permit Application	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
3. Site Plan	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Property (3 copies)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Topo Map (2 copies): available in Room 206, County Office Building - (please label site clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
4. Building Elevation Drawings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
5. Photographs (please label all photos clearly)	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Adjoining Buildings	<input checked="" type="checkbox"/>	<input type="checkbox"/>
Surrounding Neighborhood	<input checked="" type="checkbox"/>	<input type="checkbox"/>
6. Current Zoning Classification: <u>DR 5.5</u>		

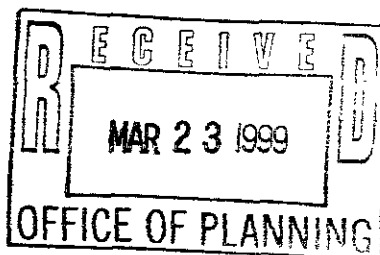
TO BE FILLED IN BY THE OFFICE OF PLANNING ONLY!

RECOMMENDATIONS / COMMENTS:

☐ Approval ☐ Disapproval ☒ Approval conditioned on required modifications of the application to conform with the following recommendations

Subject to the submission of further design information
to Brent Flickinger 7th
District Community Planner

Signed by Jeffrey W. Long
for the Director, Office of Planning and Community Conservation



Date 4/20/99

**SCHEDULED DATES, CERTIFICATE OF FILING AND POSTING FOR A
BUILDING PERMIT APPLICATION PURSUANT TO SECTION 304.2**

Department of Permits and Development Management (PDM)
County Office Building
111 West Chesapeake Avenue
Towson, Maryland 21204

The application for your proposed Building Permit application has been reviewed and is accepted for filing by _____ on _____ Date _____ (A)

(name of planner)

A sign indicating the proposed building must be posted on the property for fifteen (15) days before a decision can be rendered. The cost of filing is \$50.00. This fee is subject to change. Confirm all current fees prior to filing the application.

In the absence of a request for public hearing during the 15-day posting period, a decision can be expected within approximately four weeks. However, if a valid demand is received by the closing date, then the decision shall only be rendered after the required public special hearing.

*SUGGESTED POSTING DATE _____ D (15 Days Before C)

DATE POSTED _____

HEARING REQUESTED? YES _____ NO _____ - DATE _____

CLOSING DAY (LAST DAY FOR HEARING DEMAND) _____ C (B-3 Work Days)

TENTATIVE DECISION DATE _____ B (A + 30 Days)

*Usually within 15 days of filing

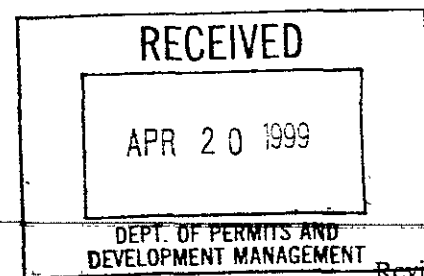
CERTIFICATE OF POSTING

District: _____

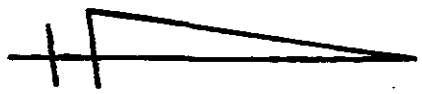
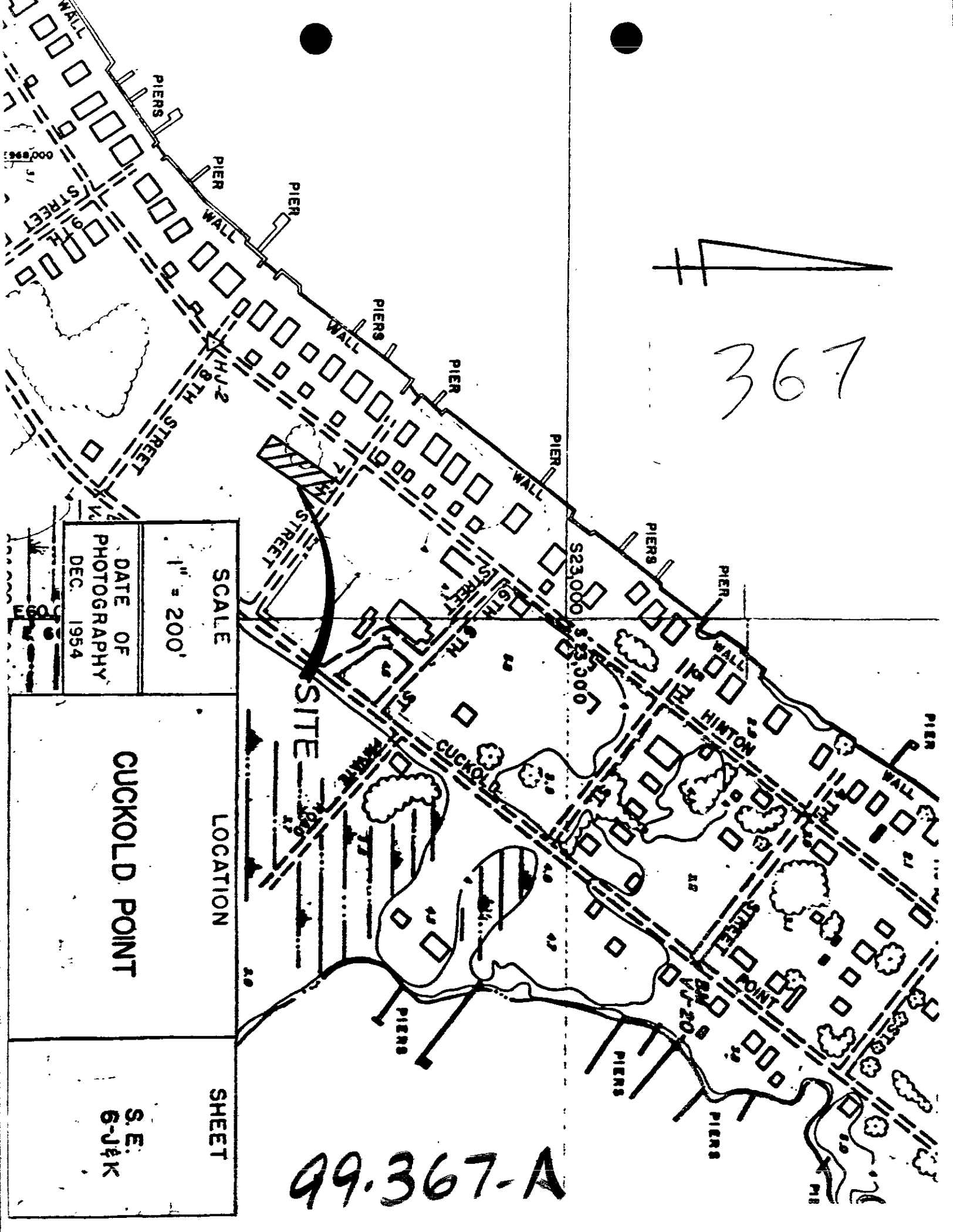
Location of Property: _____

Posted by: _____ Date of Posting: _____
Signature

Number of Signs: _____



Revised 2/25/99



367

SCALE
1" = 200'

DATE OF
PHOTOGRAPHY
DEC. 1954

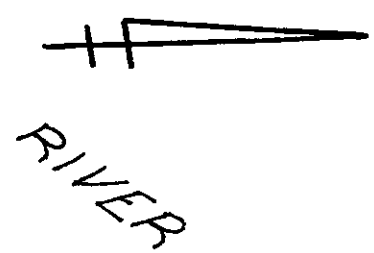
CUCKOLD POINT

LOCATION

SHEET

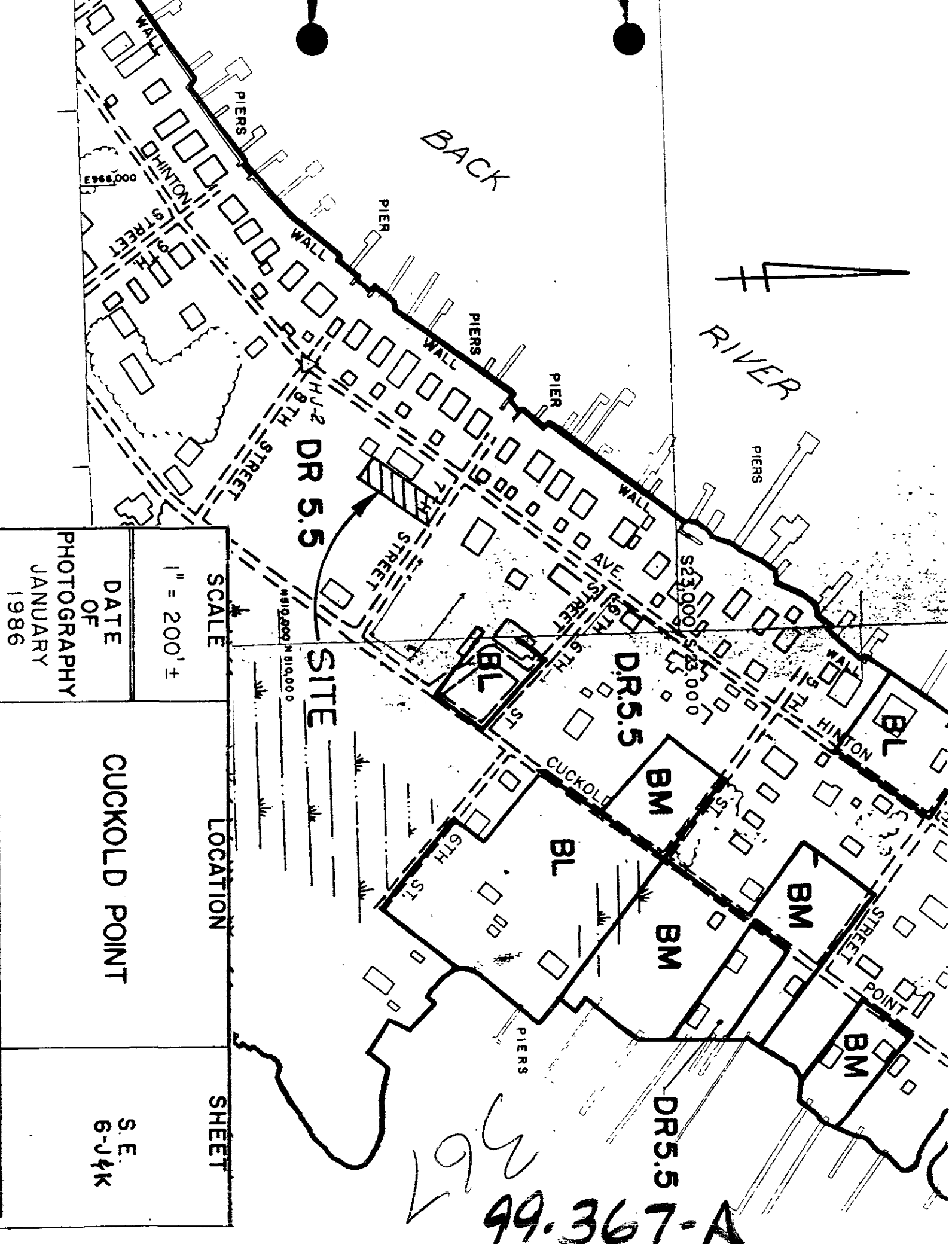
S.E.
6-J4K

99.367-A



RIVER

BACK



DATE OF PHOTOGRAPHY JANUARY 1986	SCALE 1" = 200' ±	LOCATION CUCKOLD POINT	SHEET S.E. 6-J4K
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293
99.367-A

PROPOSED IMPERVIOUS AREAS

DWELLING	1210 S.F.
DRIVE	661 S.F.
WALK & STEPS	105 S.F.
TOTAL	1976 S.F.

1.976 = 23.95% (23% PERMITTED - GRANDFATHERED LOT PRIOR TO 12/1/1985 & LOT AREA LESS THAN 1/4 ACRE)

FORESTATION REQUIRED = 15% = .15 x 7500 = 1,125 S.F.
3 MATURE EXISTING TREES TO REMAIN @ 500 S.F. ea. = 1,500 S.F.

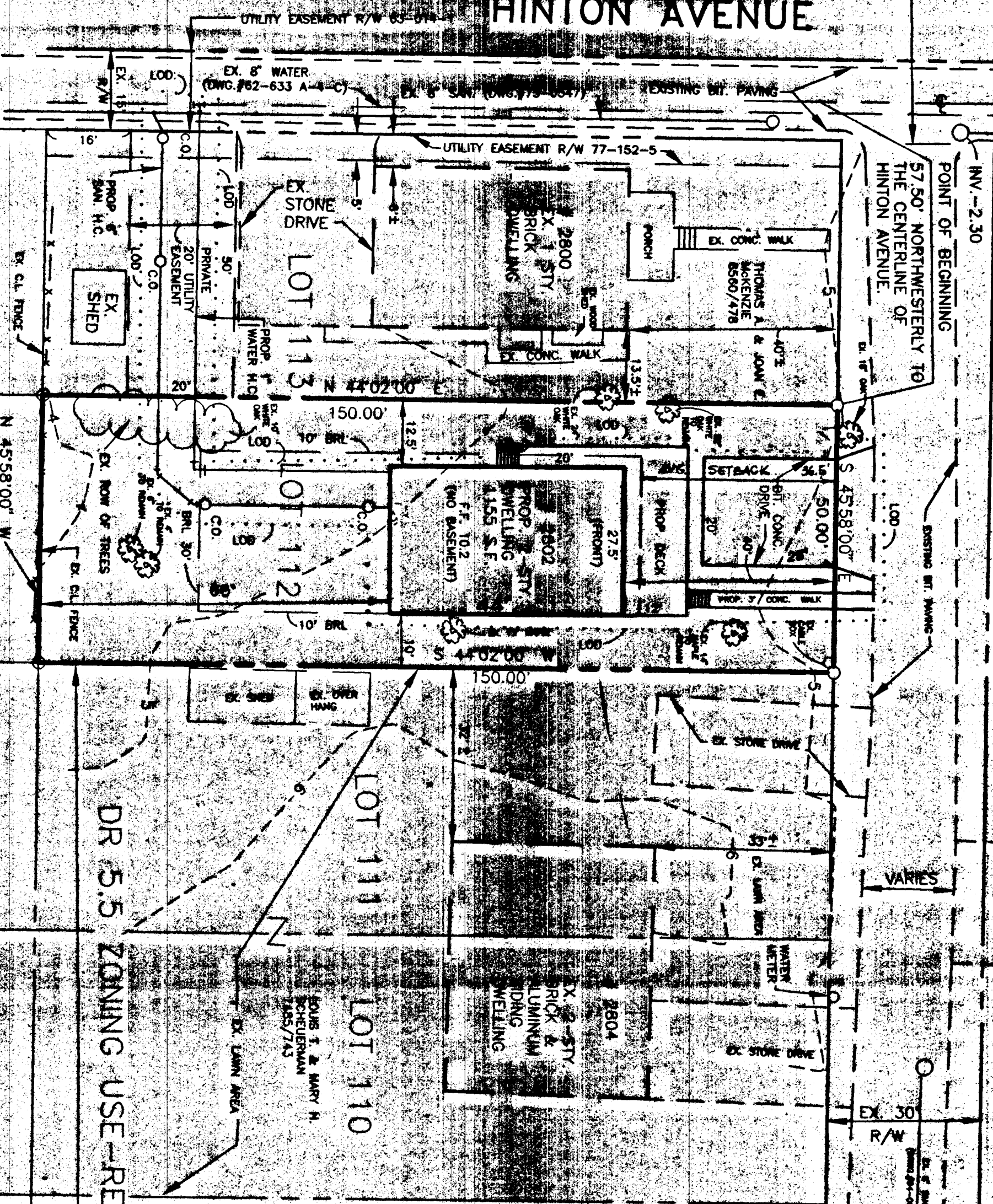
180' ± TO SHORELINE OF BACK RIVER

DR 5.5 ZONING USE-RESIDENTIAL

HINTON AVENUE

7th STREET

DR 5.5 ZONING USE-RESIDENTIAL



NOTES

1. THIS SITE IS SITUATED WITHIN THE OVERSAPANE DAY CRITICAL AREAS AND IS CLASSIFIED BY LAND USE AS LIMITED DEVELOPMENT AREA, L.D.A.
2. THIS SITE IS SHOWN ON FIRM FLOOD INSURANCE MAP COMMUNITY PANEL # 240010-5000C DATED NOV. 17, 1993 AND IS SITUATED IN ZONE X-8, 100 YEAR FLOOD ELEVATION IS EL. 9.00.
3. ROOF LEADERS ARE TO DRAIN ACROSS LAWN AREAS.
4. PROPOSED DECKS SHALL BE WOODEN WITH SPACES BETWEEN DECK BOARDS TO ALLOW DRAINAGE TO STONE SURFACE BELOW.
5. THIS SITE HAS NOT BEEN THE SUBJECT OF ANY KNOWN ZONING VIOLATIONS.

LOT 120

LOT 121

LOT 122

LOT 123

DR 5.5 ZONING USE-RESIDENTIAL

ZONING VARIANCE REQUESTED

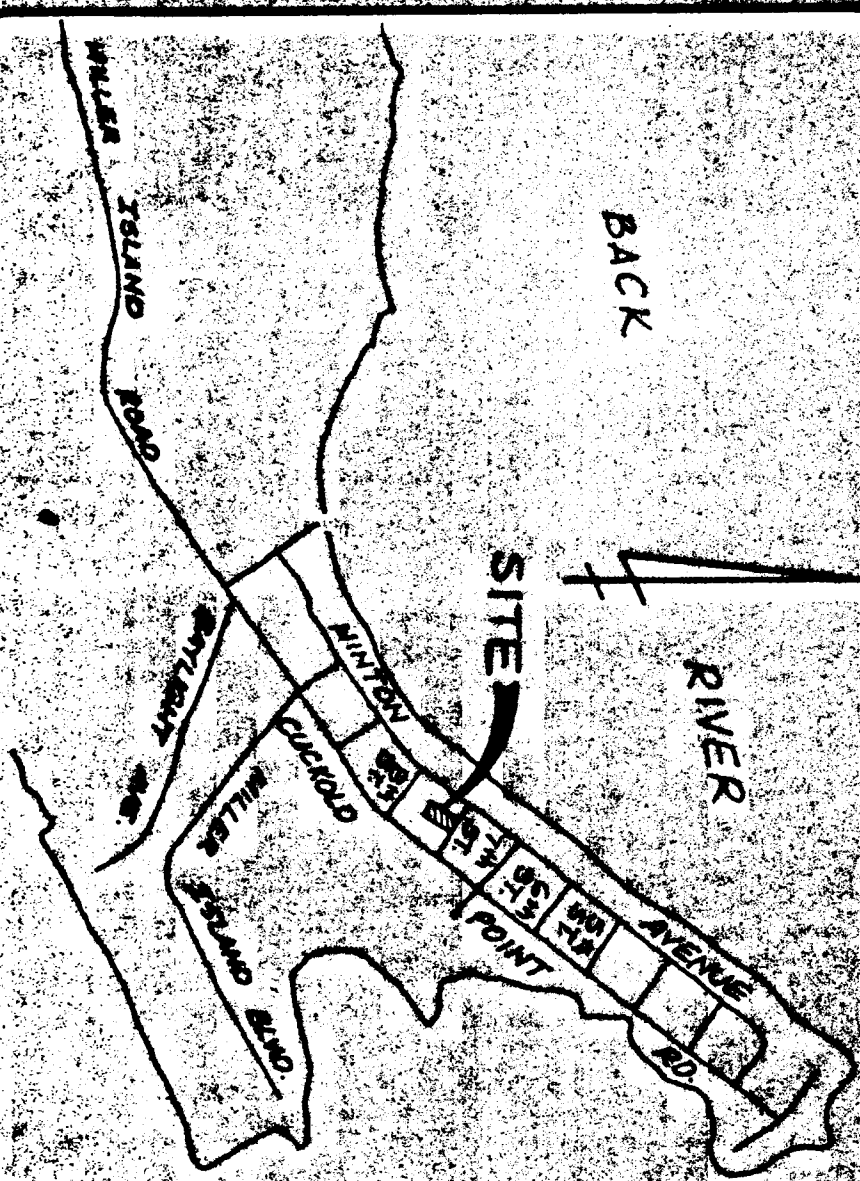
TO PERMIT A DWELLING TO BE CONSTRUCTED ON A LOT WITH A WIDTH OF 50' IN USE OF THE REQUIRED MINIMUM LOT WIDTH OF 65' IN A DR 5.5 ZONE, BECAUSE (1) LOT 123 IS A LOT WITH A WIDTH OF 50' AND (2) LOT 123 IS A LOT WITH A WIDTH OF 50'.

LEGEND

1" = 20'

VICINITY MAP

SCALE: 1" = 1000'



SITE DATA

1. Owner: John and Adrien Goodman
3104 Reisterstown Ave.
Baltimore, Maryland 21214
Telephone: 410-254-1445
2. Deed Ref: Plot of Swan Point 7/1/92 (9/10/24)
18216 / 275
3. Plot Ref: 15-02-006806
4. Tax Acc No: 15th
5. Election District: 7
6. Councilmatic District: 7
7. Census Tract: 4519
8. Existing Zoning: DR 5.5 (Map S.E. 6 u)
9. Existing Use: Woodlot
10. Proposed Use: Residential
11. Site Area: 7,500 S.F. or 0.172 Ac.
12. Gross Site Area: 8,250 S.F. or 0.189 Ac.
13. Official Area Designation: L.D.A.

DISTURBED AREA = 5,106 S.F. (0.117 AC. ±)

Bartus & Associates, Inc.

William N. Bartus, P.E.
President

1249 Englewood Rd. Baltimore, MD 21221

On Engineers/land Planning
Surveyors
(410) 381-2336

PLAT TO ACCOMPANY
ZONING VARIANCE PETITION
FOR

2802 7TH STREET

15TH ELECTION DISTRICT BALTIMORE COUNTY, MARYLAND

SCALE

1" = 20'

JOB ORDER NO.

97025

DATE

8-12-93



SHEET 1 OF 1

REVISIONS

DATE

99.367-A

PET EX 1